



# Town Council Agenda Report

**SUBJECT:** Site Plan

Application No. SP 11-11-99

Project Name: Davie Dealership

Location: 3550 Weston Road

**CONTACT PERSON/NUMBER:** Mark Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:** Davie Dealership

**REPORT IN BRIEF:** Proposed for the site is a 45,181 square foot high-end new and used automobile dealership. The main structure for new vehicles will be two stories, consisting of 43,561 square feet of office, showroom, parts and service use with a portion of the roof top level used for 21 vehicle storage spaces. The remaining 1,530 square feet is proposed as a separate building for pre-owned vehicle office use. The building height is determined by a maximum floor area ratio of 31% of the base site area. The proposed building height is 31'-10" to the top of the tallest roof line of the main structure and 12'-6" to the top of the pre-owned vehicle building. Landscaping has been designed to exceed code requirements.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** *Based upon the above, staff recommends approval of application SP 11-11-99 subject to the following prior to the issuance of a certificate of occupancy.*

1. Providing the necessary agreements to utilize existing easements, FPL and drainage.
2. Providing a letter of approval from Central Broward Drainage District to fill and culvert the existing canal along Weston Road.

**RECOMMENDATION(S):** Motion to recommend approval subject to the planning report items one and two (3-0, Chair Cox and Sam Engel absent, February 8, 2000).

**Attachment(s):** Planning Report, Land Use Map, Subject Site Map, Aerial

**Application #:** SP 11-11-99  
Davie Dealership

**Revisions:**

**Exhibit "A":**

**Original Report Date:** February 8, 2000

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:**

**Name:** Howard & Gene Burgess  
**Address:** 5850 SW 32nd Terrace

**City:** Ft. Lauderdale, FL

**Phone:** (954) 989-6032

**Agent:**

**Name:** John Lowell  
**Address:** PH II, Two Alhambra Plaza

**City:** Coral Gables, FL

**Phone:** (954) 520-2454

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan approval

**Address/Location:** 3550 Weston Road

**Land Use Plan Designation:** Residential (1du/ac) 9.9 acres of commercial flex applied

**Zoning:** BP (Business Park)

**Existing Use:** The subject site is undeveloped

**Proposed Use:** Automobile dealership

**Parcel Size:** 9.9 acres

**Surrounding Land Use:**

**North:** Vacant land dedicated as mitigation area.

**South:** Vacant land across SW 36 Street under construction as an automobile dealership

**East:** Interstate I-75

**West:** Residential

**Surrounding Zoning:**

**North:** AG (Agricultural)

**South:** (T) SW 36th Street

**East:** T (Transportation, I-75)

**West:** (City of Weston)

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**DEVELOPMENT PLAN DETAILS**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces :* One ingress/egress point provided off of Weston Road on the west side of the site approximately 600' north of the southwest property line limits. Three hundred and thirty eight spaces (338) are required with 476 provided on site.
2. *Drainage/Open Space information:* 35% open space is required with approximately 36% provided.
3. *Building, materials & color scheme:* Proposed for the site is a 45,181 square foot high-end new and used automobile dealership. The main structure for new vehicles will be two stories, consisting of 43,561 square feet of office, showroom, parts and service use with a portion of the roof top level used for 21 vehicle storage spaces. The remaining 1,530 square feet is proposed as a separate building for pre-owned vehicle office use. The building height is determined by a maximum floor area ratio of 31% of the base site area. The proposed building height is 31'-10" to the top of the tallest roof line of the main structure and 12'-6" to the top of the pre-owned vehicle building. The west facade of the facility reflects a storefront glass curtain wall and a storefront overhead door to shield the service areas facing Weston Road. The remaining service areas will face SW 36th Street and I-75. The building materials will consist of white smooth stucco walls, light gray banding and a blue metal panel wall accenting the main entrance doors.
4. *Landscaping:* The landscape plan reflects Royal Palms and flowering canopy and accent trees along Weston Road. The main entrance to the site will be lined with Royal palms on both sides including the center median. Live Oak, Mahogany, Gumbo Limbo and Pink Tabebuia trees are proposed along the perimeters not obstructed by the FPL easements. Wax Myrtle and Buttonwood trees are used where utility wires are overhead. Adjacent to the building will be Solitaire Palms, Sabal Palms, Thatch Palms, Dahoon Holly trees and masses of shrubs and groundcover to providing a buffer to the

5. *Signage:* The applicant proposes two wall signs at a maximum of 75 square feet on the main structure only and a 15' monument sign adjacent to Weston Road to state the dealership's name. All signage will be in a Royal blue channel lettering, back light in a plastic casing.

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### **Summary of Significant Development Review Agency Comments**

None

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### **Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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### **Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within Planning Area No. 2. The predominant existing and planned land use is single family residential at a density of one dwelling unit per acre. This planning area contains numerous small subdivisions of one acre lots. A substantial FPL transmission corridor exists in this planning area that runs parallel with I-75, through residential land.

**Broward County Land Use Plan:** The approved boundary plat titled Pointe West Center North, is restricted to 55,000 square feet of automobile dealership.

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### **Staff Analysis and Findings of Fact**

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

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### **Staff Recommendation**

**Recommendation:** *Based upon the above, staff recommends approval of application SP 10-11-99 subject to the following.*

1. Providing the necessary agreements to utilize existing easements, FPL and drainage.
  2. Providing a letter of approval from Central Broward Drainage District to fill and culvert the existing canal along Weston Road.
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## **Site Plan Committee**

**Site Plan Committee Recommendation:** Motion to recommend approval subject to the planning report items one and two (3-0, Chair Cox and Sam Engel absent, February 8, 2000).

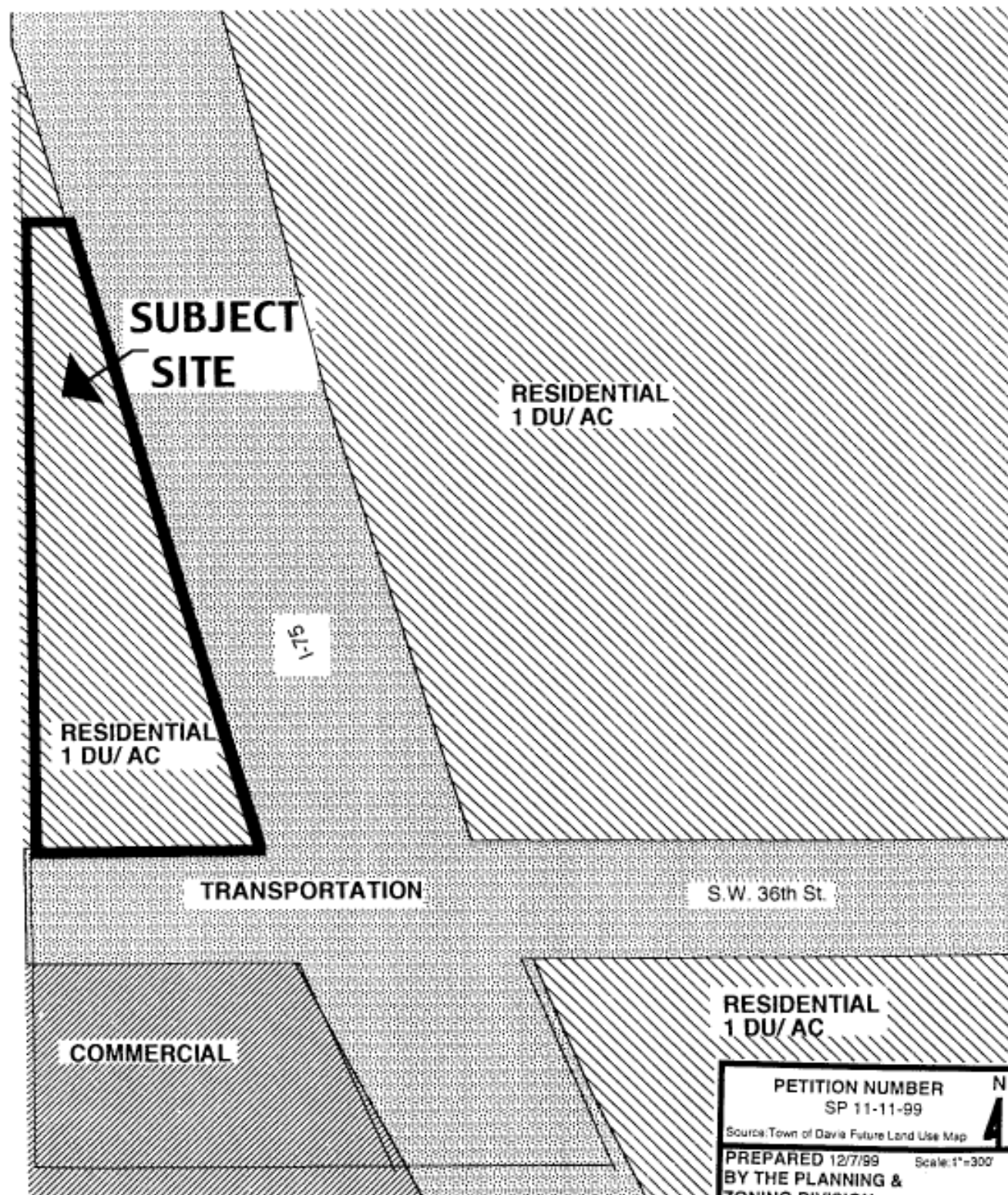
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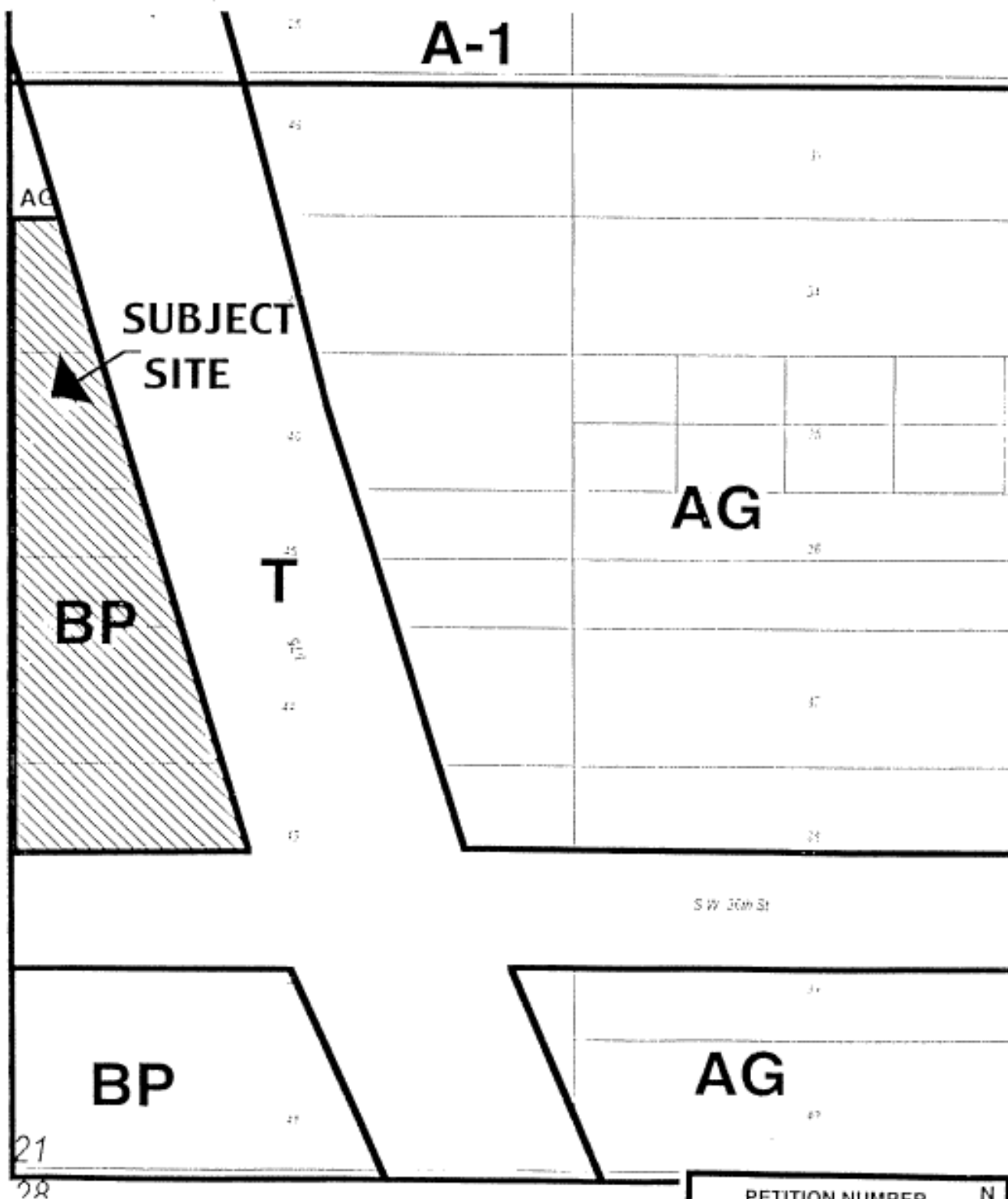
### **Exhibits**

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_





PETITION NUMBER	N
SP 11-11-99	4
PREPARED 12/7/99	Scale 1" = 300'
BY THE PLANNING & ZONING DIVISION	

